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Find an energy certificate

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Energy performance certificate (EPC)

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89, Altofts Lodge Drive
NORMANTON
WF6 2LD

Energy rating

E

Valid until
1 May 2026

Certificate number
0744-2841-7149-9326-1895

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Property type

Semi-detached house

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Total floor area

68 square metres

Print

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

Energy rating and score

This property's current energy rating is E. It has the potential to be B.

[See how to improve this property's energy efficiency](#).

Energy efficiency chart This property's current energy rating is E with a score of 47. It has a potential energy rating of B with a score of 86.

.letter { font-size: 40px; font-family: sans-serif; fill: #0b0c0c; font-weight: bold; } .small { font-size: 20px; font-family: sans-serif; fill: #0b0c0c; line-height: 50px; margin-top: 100px; font-weight: bold; } .band-a{ fill: #00C781 } .band-b{ fill: #19b459 } .band-c{ fill: #8dce46 } .band-d{ fill: #ffd500 } .band-e{ fill: #fcaa65 } .band-f{ fill: #ef8023 } .band-g{ fill: #e9153b } .band-a-score{ fill: #64C7A4 } .band-b-score{ fill: #72CA8B } .band-c-score{ fill: #b4df86 } .band-d-score{ fill: #ffe666 } .band-e-score{ fill: #fdc79b } .band-f-score{ fill: #f4ac71 } .band-g-score{ fill: #f2738a } line.inner-border { stroke: #b1b4b6; stroke-width: 1; } line.score-threshold { stroke: #000; stroke-width: 2; } A B C D E F G 92+ 81-91 69-80 55-68 39-54 21-38 1-20 Score Energy rating Current Potential 47 E 86 B

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score.

The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance

Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Wall	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Pitched, 270 mm loft insulation	Good
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good

Main heating control	Programmer and room thermostat	Average
Hot water	From main system, no cylinder thermostat	Poor
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	Room heaters, mains gas	N/A

Primary energy use

The primary energy use for this property per year is 443 kilowatt hours per square metre (kWh/m²).

► [About primary energy use](#)

How this affects your energy bills

An average household would need to spend **£1,178 per year on heating, hot water and lighting** in this property. These costs usually make up the majority of your energy bills.

You could **save £622 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2016** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

Heating this property

Estimated energy needed in this property is:

- 10,202 kWh per year for heating
- 3,875 kWh per year for hot water

Impact on the environment

This property's current environmental impact rating is E. It has the potential to be B.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO₂) they produce each year. CO₂ harms the environment.

Carbon emissions

An average household produces	6 tonnes of CO ₂
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This property produces	5.3 tonnes of CO ₂
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This property's potential production	1.3 tonnes of CO ₂
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You could improve this property's CO₂ emissions by making the suggested changes. This will help to protect the environment.

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

Changes you could make

► [Do I need to follow these steps in order?](#)

Step 1: Cavity wall insulation

Typical installation cost	£500 - £1,500
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Typical yearly saving	£217
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Potential rating after completing step 1	56 D
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Step 2: Floor insulation (suspended floor)

Typical installation cost	£800 - £1,200
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Typical yearly saving	£48
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Potential rating after completing steps 1 and 2	59 D
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Step 3: Hot water cylinder insulation

Add additional 80 mm jacket to hot water cylinder

Typical installation cost	£15 - £30
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Typical yearly saving	£40
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Potential rating after completing steps 1 to 3	60 D
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Step 4: Hot water cylinder thermostat

Typical installation cost	£200 - £400
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Typical yearly saving	£79
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Potential rating after completing steps 1 to 4	64 D
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Step 5: Heating controls (thermostatic radiator valves)

Heating controls (TRVs)

Typical installation cost	£350 - £450
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Typical yearly saving	£30
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Potential rating after completing steps 1 to 5	65 D
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Step 6: Replace boiler with new condensing boiler

Typical installation cost	£2,200 - £3,000
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Typical yearly saving	£166
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Potential rating after completing steps 1 to 6	72 C
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Step 7: Solar water heating

Typical installation cost	£4,000 - £6,000
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Typical yearly saving	£43
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Potential rating after	74 C
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completing steps 1 to 7

Step 8: Solar photovoltaic panels, 2.5 kWp

Typical installation cost	£5,000 - £8,000
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Typical yearly saving	£261
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Potential rating after completing steps 1 to 8	86 B
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Help paying for energy improvements

You might be able to get a grant from the [Boiler Upgrade Scheme](#). This will help you buy a more efficient, low carbon heating system for this property.

More ways to save energy

[Find ways to save energy in your home.](#)

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Andrew Taylor
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Telephone	07899998877
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Email	epcdirect@hotmail.co.uk
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Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	ECMK
Assessor's ID	ECMK300940
Telephone	0333 123 1418
Email	info@ecmk.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	29 April 2016
Date of certificate	2 May 2016
Type of assessment	▶ RdSAP

Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at dluhc.digital-services@levellingup.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.

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